

## Exhibit C

### **AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE**

To: \_\_\_\_\_

From: Virtual Properties Realty, LLC

Property: 142 Hutton Place NW Atlanta 300318

Date: 12/22/2025

This is to give you notice that Virtual Properties Realty, LLC, comprised of Virtual Properties Realty.com, Virtual Properties Realty.net, and Virtual Properties Realty.biz (collectively "Virtual Properties") has a business relationship with Southern States Title Agency, LLC. Southern States Title Agency, LLC is owned 50% by United Country Real Estate, LLC and 50% by O'Kelley & Sorohan, Attorneys at Law, LLC. Because of this relationship, this referral and subsequent referrals between these parties may provide Virtual Properties, United Country Real Estate, LLC, O'Kelley & Sorohan, Attorneys at Law, LLC, and their owners and employees a financial or other benefit.

Set forth below is the estimated charge or range of charges for each of the settlement services listed. You are NOT required to use the listed providers as a condition for purchase or sale of the subject property or settlement of your loan. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b>Service Provider</b>	<b>Service Provided</b>	<b>Charge or Range of Charges</b>
Southern States Title Agency, LLC	Title – Title Examination Fee	\$295 – residential only
	Title – Closing Protection Letter Fee	\$50 – residential only
	Title – Lender's Title Insurance	\$2.50-3.40 per \$1000 of coverage, based on underwriter and total amount of coverage (minimum \$200) – residential only
	Title – Owner's Title Insurance	\$2.50-\$5.65 per \$1000 of coverage, based on underwriter, type and total amount of coverage (minimum \$200) – residential only
O'Kelley & Sorohan, Attorneys at Law, LLC	Title – Settlement Fee	\$895 – residential only
	Title – Post-Closing Fee	\$95 – residential only
	Title - e-Recording and Handling Fee	\$30 – residential only

#### ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Virtual Properties Realty is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Buyer Signature

Seller Signature

Buyer Signature

Seller Signature

Mary J Hubbard  
cb96afdf